

### 3.3 Farmlands/Timberlands

The information in this section is based on the *Community Impact Assessment (CIA)* (January 2012). There are no timberlands within the MCP study area; therefore, there is no discussion of this resource in this section.

#### 3.3.1 Regulatory Setting

The National Environmental Policy Act (NEPA) and the Farmland Protection Policy Act (FPPA, 7 United States Code [USC] 4201-4209; and its regulations, 7 Code of Federal Regulations [CFR] Part 658) require federal agencies, such as Federal Highway Administration (FHWA), to coordinate with the Natural Resources Conservation Service (NRCS) if their activities may irreversibly convert farmland (directly or indirectly) to nonagricultural use. For purposes of the FPPA, farmland includes prime farmland, unique farmland, and land of statewide or local importance.

The California Environmental Quality Act (CEQA) requires the review of projects that would convert Williamson Act contract land to non-agricultural uses. The main purposes of the Williamson Act are to preserve agricultural land and to encourage open space preservation and efficient urban growth. The Williamson Act provides incentives to landowners through reduced property taxes to discourage the early conversion of agricultural and open space lands to other uses.

#### 3.3.2 Affected Environment

##### 3.3.2.1 Farmlands in the MCP Study Area

Agriculture is one of Riverside County's most important land uses. In 2002, Riverside County had 3,463 farms on approximately 354,753 acres [ac].<sup>1</sup> It is also the largest industry in the County in terms of dollar values. Agricultural revenues generated in the County in 2002 were valued at \$1.01 billion, 66 percent from crops and orchard products, and the remainder from livestock sales and their products.<sup>2</sup> Nevertheless, agriculture faces continuing conversion pressures near and within agricultural regions. For example, between 2000 and 2002, 46,719 ac of agricultural land in Riverside County were converted to nonagricultural uses.

Agricultural land uses in the MCP study area are typical of those found throughout the rest of Riverside County between Palm Springs, Indio, and Blythe, including

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<sup>1</sup> 2007 Agricultural Census, United States Department of Agriculture.

<sup>2</sup> Ibid.

dairies, grain farms, orchards, and poultry operations, with a majority of the agricultural operations occurring in the eastern portion of the MCP study area.

Riverside County, the California Department of Conservation, and the United States Department of Agriculture utilize five different land mapping categories to describe farmland as follows:

- **Farmlands of Local Importance:** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- **Farmlands of Statewide Importance:** Irrigated land similar to Prime Farmland that has a good combination of physical and chemical characteristics for the production of agricultural crops. This land has minor shortcomings such as greater slopes or less ability to store soil moisture than Prime Farmland.
- **Grazing Land:** Land on which the existing vegetation is suited to the grazing of livestock. This category is used only in California and was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.
- **Prime Farmland:** Irrigated land with the best combination of physical and chemical features able to sustain long-term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields.
- **Unique Farmland:** Lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California.

Table 3.3.A shows the farmland (acres) by category within the MCP study area.

**Table 3.3.A MCP Study Area Farmland Acreages by Category**

Land Mapping Category <sup>1</sup>	Acres
Farmlands of Local Importance	9,345.77
Farmlands of Statewide Importance	3,057.18
Grazing Land	752.19
Prime Farmland	3,926.12
Unique Farmland	732.65
<b>Total</b>	<b>17,813.92</b>

Source: *Community Impact Assessment*, LSA Associates, Inc. (2012).

<sup>1</sup> No land within the mapping category "Area Not Mapped" exists within the MCP study area.

MCP = Mid County Parkway

### **3.3.2.2 Policies Related to Farmlands in the MCP Study Area**

#### ***Riverside County General Plan***

The Riverside County General Plan identifies agriculture as the land use that “defines the unique character of many communities in Riverside County, and helps to define the edges of and provide separation between developed areas.” Mounting growth pressures near and within agricultural regions, however, are and will continue to impact agricultural operations due to the conversion of farmlands to other uses. As part of the General Plan, the agriculture land use designation and associated policies were established to help conserve productive agricultural lands within the county. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agriculture-related uses. Refer to Section 3.1, Land Use, of this EIR/EIS, for additional information regarding General Plan policies and to Section 3.3.4, later in this section, which lists specific policies for the Riverside County General Plan related to the protection of agricultural resources and activities.

#### ***Riverside County Right-to-Farm Ordinance***

Riverside County seeks to conserve, protect, and encourage the development, improvement, and continued viability of its agricultural land and industries over the long term. The County also seeks to balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers to own, occupy, or use land within or adjacent to agricultural areas. The intent of the Riverside County Right-to-Farm Ordinance 625.1 is to reduce the loss of Riverside County’s agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

#### ***City of Perris General Plan***

The City of Perris General Plan identifies large tracts of land that are currently used for agriculture; these tracts of land are in proximity to Interstate 215 (I-215). Because of their proximity to the I-215 corridor, the General Plan identifies these agricultural lands as prime candidates for conversion to land uses that are dependent on freeway access and visibility.

#### ***City of San Jacinto General Plan***

Agriculture is a dominant feature of the existing landscape of San Jacinto, particularly in the western portion of the city. The General Plan for the City of San Jacinto recognizes that agricultural activities currently provide revenue sources for the city and its residents. However, the General Plan also acknowledges that many areas of agricultural lands in the City will likely in the future be converted to urban uses

because of increasing pressures from surrounding new development, incompatibility with new development, and changes in the economy.

### **3.3.2.3 Agricultural Preserves**

The California Land Conservation Act, also known as the Williamson Act, was adopted in 1965. The Williamson Act is a nonmandated State program administered by counties and cities for the preservation of agricultural land. Participation in the program is voluntary on the part of both landowners and local governments and is implemented through the establishment of agricultural preserves with a 100 ac minimum. Once a preserve is established by the local government, it is eligible for the execution of Williamson Act contracts. Individual property owners enter into a contract that prohibits or restricts development of their property to nonagricultural uses during the term of the contract in return for lower property taxes. Preserve lands are enrolled as Williamson Act Preserves for a successive minimum 10-year period unless a notice of nonrenewal is filed or a contract cancellation is approved by the local government. This voluntary program allows property owners to have their property assessed on the basis of its agricultural production rather than at its current market value.

The Williamson Act (Chapter 7, Article 6, Sections 51290 et seq.) addresses the circumstance of a public improvement within an existing agricultural preserve. Section 51290 addresses avoidance and/or guidance for any federal, state, or local public improvements, any improvements of public utilities, and the acquisition of land in agricultural preserves. Section 51291 addresses land within an agricultural preserve that may be required by a public agency or person for a public use and the requirement for that public agency or person to advise the Director of Conservation and the local governing body responsible for the administration of the preserve of that agency's or person's intention to consider the location for a public improvement within the preserve.

Within the MCP study area, there are two Williamson Act Preserves north of Ramona Expressway in the Lakeview/Nuevo and San Jacinto areas, as shown in Figure 3.3.1.



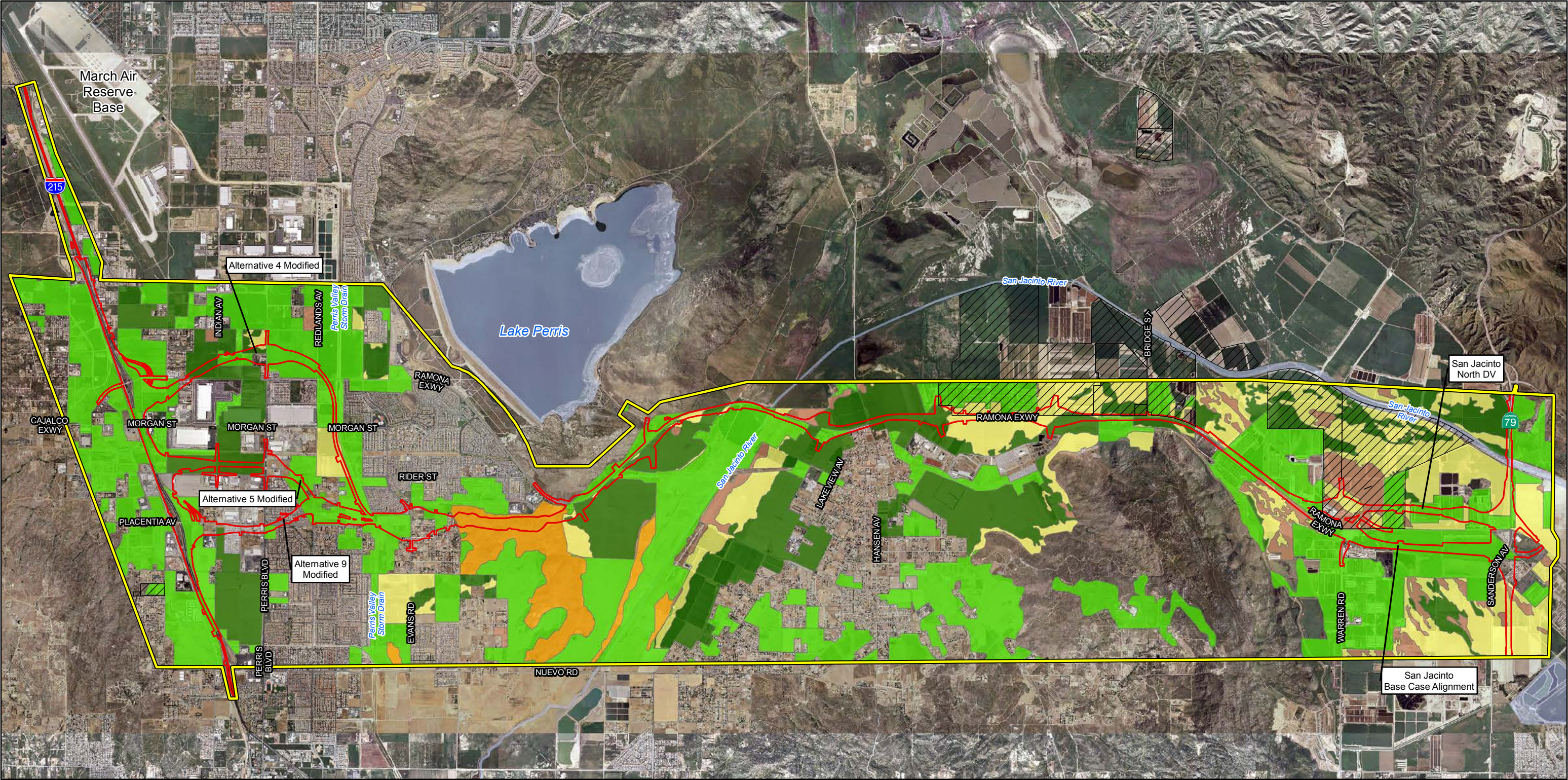


FIGURE 3.3.1

LEGEND

- Mid County Parkway Study Area
- Limits of Proposed Improvements (All Alternatives and Design Variations)

**Farmland**

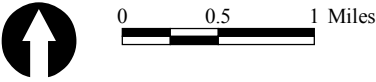
- Prime Farmland
- Farmland of Local Importance

- Farmland of Statewide Importance
- Grazing Land
- Unique Farmland

**Williamson Act Lands**

- Prime Agricultural Land

SOURCE: Jacobs Engineering (02/2011); Riverside County/California Department of Conservation (Williamson Act - 2008, FMMP - 2010)





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### **3.3.3 Environmental Consequences**

#### **3.3.3.1 Permanent Impacts**

##### ***Build Alternatives***

##### ***Farmland Conversion Impact Rating***

A project that has federal involvement and may irreversibly convert farmland (directly or indirectly) to a nonagricultural use must comply with the federal FPPA. The FPPA calls for completing Form AD-1006, Farmland Conversion Impact Rating. Form NRCS-CPA-106 is the most applicable tool to measure impacts from linear projects such as MCP; therefore, it is used in lieu of Form AD-1006 and/or the Land Evaluation and Site Assessment Model (LESA). The purpose of completing the Farmland Conversion Impact Rating form is to provide a method of assessing farmland impacts in order to minimize the extent to which federal programs contribute to the unnecessary and irreversible conversion of farmland to nonagricultural uses and to assure that federal programs are administered in a manner that, to the extent practicable, would be compatible with state, local, and private programs and policies to protect farmlands. Through ongoing coordination with the NRCS since September 2006, Form NRCS-CPA-106 was completed for each MCP Build Alternative and design variation for the MCP project. This form is included at the end of this section.

Form NRCS-CPA-106 uses a point-based approach to assess the relative value of agricultural land resources. Completing the Farmland Conversion Impact Rating is an iterative process requiring both the NRCS (formerly the Soil Conservation Service) and the lead federal agency for the project (FHWA) to complete specified portions of the form. For the first set of factors, the Land Evaluation Criteria, the NRCS determines whether the project location has farmland that is subject to the FPPA. If the project has farmland that is subject to the FPPA, the NRCS measures the relative value of the farmland in the project location on a numerical scale. Measuring and assigning point values to the second set of factors, the Corridor Assessment Criteria, is the responsibility of the lead federal agency for the MCP project (FHWA). A single score is generated for a given project after the relative value of the farmland and the Corridor Assessment Criteria are scored and weighted. For the numerical score, factors accounting for the value of the farmland include: percentage of nonurban use along the perimeter and within a 1-mile (mi) radius of the project; percentage of the land that has been actively farmed in the last 5 to 10 years; applicability to federal, state, and local policies or programs protecting the farmland; size of the farm in respect to average size in the county; amount of non-farmable land as a result of interference with land patterns; availability of farm support services and

markets; demand for farm support; on-farm investments; and the likelihood of the conversion of surrounding farmlands due to the kind and intensity of a proposed project. Final project scoring is based on a scale of 260 points, with a maximum score of 100 points for the relative value of the farmland and a maximum score of 160 points for the Corridor Assessment Criteria. The total number of points is used to determine the level of significance of a project's impact on farmland.

All MCP Build Alternatives would traverse areas currently being used for a variety of agricultural uses, including grazing, dryland and irrigated farming, orchards, and dairies. Overall, none of the alternatives or associated design variations would have a substantial adverse impact on agricultural lands. This determination is supported by the conclusions derived from the NRCS-CPA-106 forms. The final scoring for each alternative and associated design variations on Form NRCS-CPA-106 is shown in Table 3.3.B. The final score for Alternatives 4 Modified through 9 Modified, with all the design variations, is 137. According to the instructions for completing Form NRCS-CPA-106, sites receiving a total score of less than 160 points shall be given a "minimum level of consideration for protection." Therefore, according to the results of Form NRCS-CPA-106, all alternatives and design variations for the MCP project should be given the "minimum level of consideration for protection," and no further alternative analysis is needed for farmland issues under the Farmland Protection Policy Act.

**Table 3.3.B Form NRCS-CPA-106 Final Scoring**

<b>Alternative</b>	<b>Land Evaluation Subtotal</b>	<b>Corridor Assessment Subtotal</b>	<b>Final NRCS-CPA-106 Score</b>
Alt 4 Mod Base Case	44	93	137
Alt 4 Mod SJN DV	44	93	137
Alt 4 Mod SJRB DV	44	93	137
Alt 5 Mod Base Case	44	93	137
Alt 5 Mod SJN DV	44	93	137
Alt 5 Mod SJRB DV	44	93	137
Alt 9 Mod Base Case	44	93	137
Alt 9 Mod SJN DV	44	93	137
Alt 9 Mod SJRB DV (Preferred Alternative)	44	93	137

Source: *Community Impact Assessment*, LSA Associates, Inc. [2012].

Alt = Alternative

Mod = Modified

NRCS = Natural Resources Conservation Service

SJN DV = San Jacinto North Design Variation

SJRB DV = San Jacinto River Bridge Design Variation



### *Conversion of Designated Farmland*

Table 3.3.C contains the total acreage of existing farmland as designated by Riverside County, the California Department of Conservation, and the United States Department of Agriculture, that will be permanently converted to transportation uses by the MCP Alternatives and their associated design variations, including the preferred alternative (Alternative 9 Modified with the SJRB DV).

Table 3.3.D shows direct impacts for the MCP Build Alternatives to agricultural zoning designated by the County of Riverside and the Cities of Perris and San Jacinto. When compared with the impacts to existing farmlands in Table 3.3-C, Table 3.3-D shows that some of the existing farmland being impacted is planned for conversion to non-agricultural uses in local agency General Plans.

Although, the MCP Build Alternatives were aligned to minimize impacts to agricultural lands (e.g., routing the alignments along the edges of agricultural parcels rather than dividing them) as much as possible, all three Build Alternatives would result in an adverse impact as a result of the permanent conversion of designated farmlands to transportation uses. In addition, the Riverside County and San Jacinto General Plans include a major new transportation corridor in this area; therefore, the MCP project is not considered an incompatible land use with existing or future agricultural uses. The City of Perris General Plan also recognizes that farmlands in the vicinity of the I-215 will be converted to other uses. Lastly, as discussed earlier in the section, the final NRCS score through Form-CPA-106 for Alternatives 4 Modified through 9 Modified, with all the design variations, is 137; therefore, lands impacted by the Build Alternatives and design variations should have minimum levels of consideration for protection. Because of this, the MCP Build Alternatives are not expected to result in adverse impacts to farmlands or inconsistencies with these General Plans.

### *Williamson Act Preserves*

The majority of the acres of Williamson Act Preserves located within the MCP Build Alternatives and their associated design variations are found on the northeast edge of the MCP study area. Figure 3.3.1 shows the location of those Williamson Act Preserves. Table 3.3.E shows impacted Williamson Act Preserves by each MCP Build Alternative and design variation. As shown, the MCP Build Alternatives would conflict with Williamson Act contracts; therefore, notifications to the Director of Conservation and the local governing body responsible for the administration of

**Table 3.3.C Permanent Conversion of Designated Farmland to Transportation Uses by Alternative (acres)**

Alternative	Farmlands of Local Importance	Farmlands of Statewide Importance	Prime Farmland	Unique Farmland	Grazing Land	Prime + Unique	Local Importance + Statewide Importance	All Direct Impacts
Alt 4 Mod Base Case	601.04	164.66	212.71	47.49	81.45	260.19	765.70	1,107.34
Alt 4 Mod SJN DV	541.34	213.03	212.94	49.34	81.45	262.28	754.37	1,098.10
Alt 4 Mod SJRB DV	603.16	164.66	212.71	47.49	81.45	260.19	767.82	1,109.46
Alt 5 Mod Base Case	537.98	149.91	250.81	47.49	75.72	298.30	687.89	1,061.91
Alt 5 Mod SJN DV	478.29	198.27	251.05	49.34	75.72	300.39	676.56	1,052.67
Alt 5 Mod SJRB DV	540.10	149.91	250.81	47.49	75.72	298.30	690.01	1,064.03
Alt 9 Mod Base Case	578.57	149.91	190.95	47.49	74.87	238.44	728.48	1,041.79
Alt 9 Mod SJN DV	518.88	198.27	191.19	49.34	74.87	240.53	717.15	1,032.55
Alt 9 Mod SJRB DV	580.69	149.91	190.95	47.49	74.87	238.44	730.61	1,043.91
Alt 9 Mod SJRB DV (Preferred Alternative)	<u>565.13</u>	<u>152.69</u>	<u>202.86</u>	<u>47.11</u>	<u>75.05</u>	<u>249.97</u>	<u>717.82</u>	<u>1,042.84</u>

Sources: *Community Impact Assessment (2012)* and LSA Associates, Inc. (2012).

Alt = Alternative

Mod = Modified

SJN DV = San Jacinto North Design Variation

SJRB DV = San Jacinto River Bridge Design Variation

**Table 3.3.D Impacts to Agricultural Zoning per Alternative**

<b>Alternative</b>	<b>County of Riverside (acres)</b>	<b>City of Perris (acres)</b>	<b>City of San Jacinto (acres)</b>	<b>Total</b>
Alts 4 Mod Base Case and 4 Mod SJRB DV	91.3	0	0	<b>91.3</b>
Alt 4 Mod SJN DV	144.9	0	0	<b>144.9</b>
Alts 5 Mod Base Case and 5 Mod SJRB DV	91.3	58.6	0	<b>149.9</b>
Alt 5 Mod SJN DV	144.9	58.6	0	<b>203.5</b>
Alts 9 Mod Base Case and 9 Mod SJRB DV	91.3	16.2	0	<b>107.5</b>
Alt 9 Mod SJN DV	144.9	16.2	0	<b>161.1</b>
<u>Alt 9 Mod SJRB DV (Preferred Alternative)</u>	<u>91.3</u>	<u>16.2</u>	<u>0</u>	<u><b>107.5</b></u>

Sources: County of Riverside (2008); City of Perris Zoning Map (2009); City of San Jacinto Zoning Map (2011); and LSA Associates, Inc. (2014).

Alt/Alts = Alternative

Mod = Modified

SJN DV = San Jacinto North Design Variation

SJRB DV = San Jacinto River Bridge Design Variation

**Table 3.3.E Williamson Act Preserves**

<b>Alternative</b>	<b>Acres</b>
Alts 4 Mod Base Case and 4 Mod SJRB DV	70.5
Alt 4 Mod SJN DV	116.5
Alts 5 Mod Base Case and 5 Mod SJRB DV	70.5
Alt 5 Mod SJN DV	116.5
Alts 9 Mod Base Case and 9 Mod SJRB DV	70.5
Alt 9 Mod SJN DV	116.5
<u>Alt 9 Mod SJRB DV (Preferred Alternative)</u>	<u>70.6</u>

Sources: Community Impact Assessment, LSA Associates, Inc. (2012) and LSA Associates, Inc. (2014).

Alt/Alts = Alternative

Mod = Modified

SJN DV = San Jacinto North Design Variation

SJRB DV = San Jacinto River Bridge Design Variation

agricultural preserves pursuant to Section 51291 of the Williamson Act for any roadways within established agricultural preserves will be made following identification of a preferred alternative and completion of the CEQA process. The three notifications required including the following:

- Initial notification to the Director of Conservation and the local governing body responsible for the administration of agricultural preserves when it is known that a public agency has the intention to acquire land in an agricultural preserve for public purposes;



- After acquisition of the property, the public entity shall notify the Director of Conservation within 10 working days with a general explanation of the decision and findings made pursuant to Section 51292, a general description of the agricultural preserve land acquired, and a copy of any applicable Williamson Act contracts; and
- If there is a significant change in public improvement, the Public Agency must provide notice to the Department of Conservation and the local jurisdiction, or if the Public Agency decides not to acquire the property, and/or decides to return the property to private ownership, or if the Public Agency decides not to use the land for public improvement, the land must be placed under a contract that is as restrictive as the one it was under before acquisition occurred.

### **No Build Alternatives**

Under the MCP No Build Alternatives, the permanent impacts to farmlands discussed above for the MCP Build Alternatives would not occur for the MCP project itself, but conversion of other farmlands to nonagricultural uses could result from other transportation improvement projects included in the No Build Alternatives.

Alternative 1B would implement the Riverside County General Plan Circulation Element improvements on Ramona Expressway and would, therefore, result in conversion of farmlands to nonagricultural uses immediately adjacent to Ramona Expressway.

### **3.3.3.2 Temporary Impacts**

#### **Build Alternatives**

Temporary impacts to farmland as a result of construction of any of the MCP Build Alternatives would occur due to the proximity of construction activities to field crops or grazing lands. Agricultural operations could be adversely impacted where the MCP project bisects existing agricultural parcels of land, thereby impairing the ability of farm equipment to be easily transported from one parcel to another or within the same parcel. These impacts would be minimized by implementation of the Mitigation Measures AG-2 and AG -3. Fugitive dust emissions from grading and exhaust emissions from construction equipment could have an adverse impact on farmlands immediately adjacent to the construction areas. These impacts would be minimized through implementation of air quality and dust control measures as described in Section 3.14, Air Quality, of this EIR/EIS. Noise from construction equipment could startle or otherwise disturb livestock. These impacts would be minimized through implementation of Caltrans Standard Specification, Section 5-1, “Sound Control Requirements,” in the Standard Special Provisions.

### **No Build Alternatives**

Under the MCP No Build Alternatives, the temporary impacts to farmlands discussed above for the MCP Build Alternatives would not occur for the MCP project itself, but conversion of other farmlands to nonagricultural uses could result from other transportation improvement projects included in the No Build Alternatives. These roadway improvements, such as Ramona Expressway, under the Riverside County General Plan Circulation Element have a potential to also temporarily impact farmlands and result in the generation of noise, dust emissions, and air quality pollutants that could temporarily impact the quality of adjacent farmlands.

#### **3.3.4 Avoidance, Minimization, and/or Mitigation Measures**

As discussed above, coordination took place with the NRCS, through Form CPA-106, for the MCP Build Alternatives. Each Build Alternative and design variation received a score below the threshold of 160; therefore, the impacts of the MCP Build Alternative and design variations would not be considered substantial, and mitigation measures to avoid farmland impacts are not required. The MCP Build Alternatives have been aligned to minimize impacts to agricultural lands (e.g., routing the alignments along the edges of agricultural parcels rather than dividing them). In addition, potential indirect impacts to farmlands are minimized through the compliance of local agencies with land use approval authority (County of Riverside, City of Perris, and City of San Jacinto) with the policies contained in their respective General Plans. The following policies are from the Riverside County General Plan:

- **LU 16.1:** Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits.
- **LU 16.2:** Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only uses and intensities that are compatible with agricultural uses (AI 3).
- **LU 16.4:** Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.
- **LU 16.5:** Continue to participate in the California Land Conservation Act (the Williamson Act) of 1965.
- **LU 16.7:** Adhere to Riverside County's Right-to-Farm Ordinance.
- **LU 16.8:** Support and participate in ongoing public education programs by organizations such as the County Agricultural Commissioner's Office, the

University of California Cooperative Extension, the Farm Bureau, and industry organizations to help the public better understand the importance of the agricultural industry.

- **LU-16.11:** The County shall pursue the creation of new incentive programs, such as tax credits, that encourage the continued viability of agricultural activities (AI 1).

The following measures shall be implemented to minimize temporary impacts during construction of the MCP project.

- AG-1 Notification to Agricultural Property Owners.** Prior to the start of any construction activity adjacent to farmlands, the Riverside County Transportation Commission (RCTC) shall provide written notification to agricultural property owners or leaseholders immediately adjacent to the disturbance limits for the Mid County Parkway (MCP) project. The notification is to indicate the intent to begin construction, including an estimated date for the start of construction. In order to provide agricultural property owners or leaseholders sufficient lead time to make any changes to their operations due to MCP project construction, this notification shall be provided at least 3 but no more than 12 months prior to the start of construction activity.
- AG-2 Temporary Livestock and Equipment Crossings.** Prior to the start of any construction activity adjacent to any farmlands, the RCTC shall coordinate with agricultural property owners or leaseholders to provide temporary livestock and equipment crossings of the MCP right of way to minimize impacts to livestock movement, and routine operations and normal business activities during project construction.
- AG-3 Equipment Crossings.** During final design, and in coordination with property owners of lands in use for agricultural operations, the RCTC will finalize the realignments of any affected access roads to provide equipment crossings to minimize impediments to routine agricultural operations and normal business activities that may result from long-term project operation.

In addition, as stated in Section 3.4.2, Relocations, the MCP project would be required to comply with the Uniform Relocation Assistance Program for the acquisition of any farmlands. Fugitive dust emissions from grading and exhaust



emissions from construction equipment impacts would be minimized through implementation of air quality and dust control measures as described in Section 3.14, Air Quality, of this document. Noise impacts would be minimized through implementation of Caltrans Standard Specification, Section 5-1, “Sound Control Requirements.”

The MCP Build Alternatives would also result in impacts to Williamson Act Preserves. The following mitigation measure shall be implemented to ensure compliance with Williamson Act notification procedures.

**AG-4 Notification to Agencies.** Prior to completion of right of way acquisition, the RCTC shall prepare and send all required notices to the Director of Conservation and the local governing body responsible for the administration of agricultural preserves pursuant to Section 51291 of the Williamson Act for any portion of the MCP project within established agricultural preserves.

Additional mitigation such as on- or off-site mitigation of existing farmland converted to transportation or other non-agricultural uses was considered. The City of San Jacinto General Plan Final EIR (April 2006) determined that the viability of agriculture in the City in the long term was limited due to land values, water costs, labor costs, urbanization, competition, and environmental regulations. In addition, development of residential and other uses adjacent to agricultural land can increase pressure on the remaining farmland and agricultural operations on that farmland. For example, farmers can be required to control nuisances, such as dust, odors, noise, insects, and aerial application of pesticides, thus incurring additional operating costs. The City of San Jacinto General Plan Final EIR does not include any mitigation measures requiring acquisition of agricultural conservation easements on off-site properties, or payment of “in-lieu” fees to fund such acquisitions. The City of San Jacinto General Plan Final EIR does include Measure AQ-1, which requires provision of buffers between new development and redevelopment projects to maintain setbacks and buffers such as roads, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses during the development of new projects. However, that measure does not address the conversion of agricultural land to nonagricultural uses. The San Jacinto General Plan Final EIR recognizes that impacts to farmlands resulting from implementation of the General Plans would be significant and unavoidable after mitigation. The City determined that on- and off-site mitigation was infeasible for impacts to agricultural resources. The

2003 County of Riverside General Plan EIR reached a similar conclusion, stating that the impacts to farmland cannot be avoided with or without a Mitigation Bank. There are currently no such land banks existing or proposed in Riverside County.

As a result, RCTC has concluded that, because it has no land use planning or approval authority and does not have the authority to own land for the purposes of conservation of agricultural resources and there is no such land bank available for farmland mitigation in Riverside County, that contributions to a land bank would not be feasible mitigation to address the permanent loss of agricultural resources by the MCP project.

**FARMLAND CONVERSION IMPACT RATING  
FOR CORRIDOR TYPE PROJECTS**

<b>PART I (To be completed by Federal Agency)</b>		3. Date of Land Evaluation Request <b>4/21/11</b>	4. Sheet 1 of <b>1</b>	
1. Name of Project <b>Mid County Parkway - Alternative 4 Modified</b>		5. Federal Agency Involved <b>Federal Highway Administration</b>		
2. Type of Project <b>road corridor</b>		6. County and State <b>Riverside, CA</b>		
<b>PART II (To be completed by NRCS)</b>		1. Date Request Received by NRCS <b>4/22/11</b>	2. Person Completing Form <b>Robert S. Hewitt</b>	
3. Does the corridor contain prime, unique statewide or local important farmland? (If no, the FPPA does not apply - Do not complete additional parts of this form). YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		4. Acres Irrigated   Average Farm Size <b>219,000 ac.</b>   <b>167 acres</b>		
5. Major Crop(s) <b>Row Crops, Alfalfa, Grain, Citrus, Grazing</b>	6. Farmable Land in Government Jurisdiction Acres: <b>N/A</b> % <b>5.2</b>		7. Amount of Farmland As Defined in FPPA Acres: <b>241,300 ac.</b> % <b>5.2</b>	
8. Name Of Land Evaluation System Used <b>California Storie Index</b>	9. Name of Local Site Assessment System <b>None</b>		10. Date Land Evaluation Returned by NRCS <b>4/25/11</b>	

<b>PART III (To be completed by Federal Agency)</b>	<b>Alternative Corridor For Segment</b>			
	<b>Base Case</b>	<b>SJN DV</b>	<b>Corridor C</b>	<b>Corridor D</b>
A. Total Acres To Be Converted Directly	<b>1,094</b>	<b>1,103</b>		
B. Total Acres To Be Converted Indirectly, Or To Receive Services	<b>0</b>	<b>0</b>		
C. Total Acres In Corridor	<b>1,094</b>	<b>1,103</b>	<b>0</b>	<b>0</b>

<b>PART IV (To be completed by NRCS) Land Evaluation Information</b>	
A. Total Acres Prime And Unique Farmland	<b>261</b>   <b>262</b>
B. Total Acres Statewide And Local Important Farmland	<b>761</b>   <b>750</b>
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted	<b>5</b>   <b>5</b>
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value	<b>5</b>   <b>5</b>

<b>PART V (To be completed by NRCS) Land Evaluation Information Criterion Relative value of Farmland to Be Serviced or Converted (Scale of 0 - 100 Points)</b>	
	<b>44</b>   <b>44</b>

<b>PART VI (To be completed by Federal Agency) Corridor Assessment Criteria (These criteria are explained in 7 CFR 658.5(c))</b>	<b>Maximum Points</b>				
1. Area in Nonurban Use	15	11	11		
2. Perimeter in Nonurban Use	10	7	7		
3. Percent Of Corridor Being Farmed	20	14	14		
4. Protection Provided By State And Local Government	20	20	20		
5. Size of Present Farm Unit Compared To Average	10	0	0		
6. Creation Of Nonfarmable Farmland	25	12	12		
7. Availability Of Farm Support Services	5	5	5		
8. On-Farm Investments	20	6	6		
9. Effects Of Conversion On Farm Support Services	25	10	10		
10. Compatibility With Existing Agricultural Use	10	8	8		
<b>TOTAL CORRIDOR ASSESSMENT POINTS</b>	<b>160</b>	<b>93</b>	<b>93</b>	<b>0</b>	<b>0</b>

<b>PART VII (To be completed by Federal Agency)</b>					
Relative Value Of Farmland (From Part V)	100				
Total Corridor Assessment (From Part VI above or a local site assessment)	160	93	93	0	0
<b>TOTAL POINTS (Total of above 2 lines)</b>	<b>260</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

1. Corridor Selected:	2. Total Acres of Farmlands to be Converted by Project:	3. Date Of Selection:	4. Was A Local Site Assessment Used?  YES <input type="checkbox"/> NO <input type="checkbox"/>
5. Reason For Selection:			

Signature of Person Completing this Part:

DATE

**NOTE: Complete a form for each segment with more than one Alternate Corridor**



**FARMLAND CONVERSION IMPACT RATING  
FOR CORRIDOR TYPE PROJECTS**

<b>PART I (To be completed by Federal Agency)</b>		3. Date of Land Evaluation Request <b>4/21/11</b>	4. Sheet 1 of <b>1</b>
1. Name of Project <b>Mid County Parkway - Alternative 5 Modified</b>		5. Federal Agency Involved <b>Federal Highway Administration</b>	
2. Type of Project <b>road corridor</b>		6. County and State <b>Riverside, CA</b>	
<b>PART II (To be completed by NRCS)</b>		1. Date Request Received by NRCS <b>4/22/11</b>	2. Person Completing Form <b>Robert S. Hewitt</b>
3. Does the corridor contain prime, unique statewide or local important farmland? (If no, the FPPA does not apply - Do not complete additional parts of this form). YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		4. Acres Irrigated   Average Farm Size <b>219,000 ac.</b>   <b>167 ac.</b>	
5. Major Crop(s) <b>Row Crops, Alfalfa, Grain, Citrus, Grazing</b>	6. Farmable Land in Government Jurisdiction Acres: <b>N/A</b> % <b>5.2</b>		7. Amount of Farmland As Defined in FPPA Acres: <b>241,300 ac.</b> % <b>5.2</b>
8. Name Of Land Evaluation System Used <b>California Storie Index</b>	9. Name of Local Site Assessment System <b>None</b>		10. Date Land Evaluation Returned by NRCS <b>4/25/11</b>

<b>PART III (To be completed by Federal Agency)</b>	<b>Alternative Corridor For Segment</b> _____			
	Base Case	SJN DV	Corridor C	Corridor D
A. Total Acres To Be Converted Directly	<b>1,058</b>	<b>1,049</b>		
B. Total Acres To Be Converted Indirectly, Or To Receive Services	<b>0</b>	<b>0</b>		
C. Total Acres In Corridor	<b>1,058</b>	<b>1,049</b>	<b>0</b>	<b>0</b>

<b>PART IV (To be completed by NRCS) Land Evaluation Information</b>				
A. Total Acres Prime And Unique Farmland	<b>299</b>	<b>300</b>		
B. Total Acres Statewide And Local Important Farmland	<b>684</b>	<b>673</b>		
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted	<b>5</b>	<b>5</b>		
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value	<b>0</b>	<b>0</b>		

<b>PART V (To be completed by NRCS) Land Evaluation Information Criterion Relative value of Farmland to Be Serviced or Converted (Scale of 0 - 100 Points)</b>				
	<b>44</b>	<b>44</b>		

<b>PART VI (To be completed by Federal Agency) Corridor Assessment Criteria (These criteria are explained in 7 CFR 658.5(c))</b>		Maximum Points			
1. Area in Nonurban Use	15	<b>11</b>	<b>11</b>		
2. Perimeter in Nonurban Use	10	<b>7</b>	<b>7</b>		
3. Percent Of Corridor Being Farmed	20	<b>14</b>	<b>14</b>		
4. Protection Provided By State And Local Government	20	<b>20</b>	<b>20</b>		
5. Size of Present Farm Unit Compared To Average	10	<b>0</b>	<b>0</b>		
6. Creation Of Nonfarmable Farmland	25	<b>12</b>	<b>12</b>		
7. Availability Of Farm Support Services	5	<b>5</b>	<b>5</b>		
8. On-Farm Investments	20	<b>6</b>	<b>6</b>		
9. Effects Of Conversion On Farm Support Services	25	<b>10</b>	<b>10</b>		
10. Compatibility With Existing Agricultural Use	10	<b>8</b>	<b>8</b>		
<b>TOTAL CORRIDOR ASSESSMENT POINTS</b>	<b>160</b>	<b>93</b>	<b>93</b>	<b>0</b>	<b>0</b>

<b>PART VII (To be completed by Federal Agency)</b>					
Relative Value Of Farmland (From Part V)	<b>100</b>				
Total Corridor Assessment (From Part VI above or a local site assessment)	<b>160</b>	<b>93</b>	<b>93</b>	<b>0</b>	<b>0</b>
<b>TOTAL POINTS (Total of above 2 lines)</b>	<b>260</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

1. Corridor Selected:	2. Total Acres of Farmlands to be Converted by Project:	3. Date Of Selection:	4. Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/>
5. Reason For Selection:			

Signature of Person Completing this Part: \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: Complete a form for each segment with more than one Alternate Corridor

**FARMLAND CONVERSION IMPACT RATING  
FOR CORRIDOR TYPE PROJECTS**

<b>PART I (To be completed by Federal Agency)</b>		3. Date of Land Evaluation Request <b>4/21/11</b>	4. Sheet 1 of <b>1</b>
1. Name of Project <b>Mid County Parkway - Alternative 9 Modified</b>		5. Federal Agency Involved <b>Federal Highway Administration</b>	
2. Type of Project <b>road corridor</b>		6. County and State <b>Riverside, CA</b>	
<b>PART II (To be completed by NRCS)</b>		1. Date Request Received by NRCS <b>4/22/11</b>	2. Person Completing Form <b>Robert S. Hewitt</b>
3. Does the corridor contain prime, unique statewide or local important farmland? (If no, the FPPA does not apply - Do not complete additional parts of this form.) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		4. Acres Irrigated <b>219,000 ac.</b> Average Farm Size <b>167 acres</b>	
5. Major Crop(s) <b>Row Crops, Alfalfa, Grain, Citrus, Grazing</b>	6. Farmable Land in Government Jurisdiction Acres: <b>N/A</b> % <b>5.2</b>		7. Amount of Farmland As Defined in FPPA Acres: <b>241,300 ac.</b> % <b>5.2</b>
8. Name Of Land Evaluation System Used <b>California Storie Index</b>	9. Name of Local Site Assessment System <b>None</b>		10. Date Land Evaluation Returned by NRCS <b>4/25/11</b>

<b>PART III (To be completed by Federal Agency)</b>	<b>Alternative Corridor For Segment</b>			
	Base Case	SJN DV	Corridor C	Corridor D
A. Total Acres To Be Converted Directly	<b>1,036</b>	<b>1,027</b>		
B. Total Acres To Be Converted Indirectly, Or To Receive Services	<b>0</b>	<b>0</b>		
C. Total Acres In Corridor	<b>1,036</b>	<b>1,027</b>	<b>0</b>	<b>0</b>

<b>PART IV (To be completed by NRCS) Land Evaluation Information</b>				
A. Total Acres Prime And Unique Farmland	<b>239</b>	<b>241</b>		
B. Total Acres Statewide And Local Important Farmland	<b>723</b>	<b>712</b>		
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted	<b>0</b>	<b>0</b>		
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value	<b>0</b>	<b>0</b>		

<b>PART V (To be completed by NRCS) Land Evaluation Information Criterion Relative value of Farmland to Be Serviced or Converted (Scale of 0 - 100 Points)</b>	<b>44</b>	<b>44</b>		
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<b>PART VI (To be completed by Federal Agency) Corridor Assessment Criteria (These criteria are explained in 7 CFR 658.5(c))</b>		Maximum Points			
1. Area in Nonurban Use	15	11	11		
2. Perimeter in Nonurban Use	10	7	7		
3. Percent Of Corridor Being Farmed	20	14	14		
4. Protection Provided By State And Local Government	20	20	20		
5. Size of Present Farm Unit Compared To Average	10	0	0		
6. Creation Of Nonfarmable Farmland	25	12	12		
7. Availability Of Farm Support Services	5	5	5		
8. On-Farm Investments	20	6	6		
9. Effects Of Conversion On Farm Support Services	25	10	10		
10. Compatibility With Existing Agricultural Use	10	8	8		
<b>TOTAL CORRIDOR ASSESSMENT POINTS</b>	<b>160</b>	<b>93</b>	<b>93</b>	<b>0</b>	<b>0</b>

<b>PART VII (To be completed by Federal Agency)</b>					
Relative Value Of Farmland (From Part V)	100				
Total Corridor Assessment (From Part VI above or a local site assessment)	160	93	93	0	0
<b>TOTAL POINTS (Total of above 2 lines)</b>	<b>260</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

1. Corridor Selected:	2. Total Acres of Farmlands to be Converted by Project:	3. Date Of Selection:	4. Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/>
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5. Reason For Selection:

Signature of Person Completing this Part:	DATE
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**NOTE: Complete a form for each segment with more than one Alternate Corridor**

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